

City of Taylorsville
Planning Commission Work Session
Minutes
Tuesday – September 28, 2004 – 6:00 P.M.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

Aimee Newton, Vice Chair
Kristie Overson
Ted Jensen
Dama Barbour
Phil Hallstrom
Blaine Smith
Excused: Joan Rushton-Carlson
Angelo Calacino

Community Development Staff

Mark McGrath, Director
Michael Maloy, City Planner
Dan Udall, City Planner
Nick Norris, City Planner
Amber Westenskow, Planning Intern
Jean Gallegos, Secretary/Recorder

PUBLIC: Four citizens (Did not sign the roster) were in attendance to hear the discussion about the proposed General Plan Map changes. Don Adams, Economic Development Director.

WELCOME: **Commissioner Newton** welcomed those present, explained the purpose of tonight's meeting was participating in a work session and opened the meeting at 6:00 p.m.

DISCUSSION ITEMS

[18:09:13](#)

Mr. McGrath asked for a change in the order of the agenda to allow a short discussion about miscellaneous items, hear Agenda Item #2, and then finish with Agenda Item #1 because it will probably have the most time consuming discussion involved.

- An appeal was submitted by Eisenhower Junior School relative to the coffee shop being proposed across the street from the Community College on Redwood Road. Their concern was that students might be hanging out there and utilization of the internet for inappropriate activities. The appeal was subsequently rescinded after the proposed applicants went to the school administrators and alleviated their concerns.
- The applicants for an animal hobby license which was turned down by the Planning Commission have appealed that action to the City Council. It will be heard on October 5, 2004 for decision. The City Council can either remand it back to the Planning Commission, uphold the Planning Commission's decision or schedule a public hearing to hear the appeal. The neighbors will not be given public notice for the October 5th meeting but will be given written notices if the City Council chooses to have a public hearing.
- The City Council is going to try to host a joint meeting between the Planning Commission and the City Council at their October workshop meeting on October 13, 2004. What precipitated this proposal was the Councilman Pratt sent a letter to the City Council with copies to the Planning Commission members, Mayor Auger and City Staff. He was expressing concern over the By-Laws and a couple of other issues. The end result of that letter is that the City Council wants to have a joint meeting to open up communication between the two bodies. The exact date for the meeting is flexible at this point and could possibly be in November instead if that better fits everyone's schedule. Staff will firm up a date with the City Administration and report back to the Commissioners.

1. Discussion of General Plan Map (Element of Chapter 3 – Land Use). (Mark McGrath)

1.1 Mr. McGrath opened his discussion by addressing some specific properties:

1.1.1 **1841 and 1863 W. 4100 South, west of Carriage Square**. He advised there are two older homes on this property facing on 4100 South and the new owners are requesting the designation be changed from low

density to some type of commercial. They have no specific commercial designation in mind at this time but want to change the single family dwelling to a commercial type use.

- Mr. Adams commented that 4100 South is a very busy, commercial oriented street and the properties along there are of moderate depth, which are challenged by extreme grade changes. For those reasons, he felt the site was better suited for an office building type use. [18:21:55](#)
- Commissioner Newton suggested the possibility of having residential business there and Mr. McGrath advised that the City is going in the direction of eliminating that type of use. Staff agreed with Mr. Adams in supporting the office use on this site and felt a mixed category of uses may also be appropriate. Mr. McGrath asked the Commissioners to drive by this location and view it personally.
- Commissioner Hallstrom felt there was no need to break up the residential nature of the site.

1.1.2 **4800 South and Redwood Road.** (A property owner in the audience asked about the possibilities for this piece of property and **Mr. McGrath** said the current zoning on this site is R-2-8 and the general plan map is calling for low density residential, which usually converts to one of the R-1 classifications as a general rule. In this case, the zoning is R-2 and the general plan is more towards R-1. At this point, staff is making no recommendation on changing the zoning on this. The zoning essentially establishes the rights on the property. The general plan map identifies what the plan for the future is and if there is a change in zoning, it must conform with this map.

1.1.3 Mr. McGrath continued his review of the land use map by quadrants. Some of the ideas included:

- Better interaction with the Community College. One possibility is including a light rail connection to the College at some future point.
- Possible incentives to clean up individual sites and to install more landscaping elements.
- Suggestion to eliminate the "church" designation as not being necessary.
- Possibility for mixed development on the City Center and include properties that surround the site.
- Ideas to improve existing open space parcels rather than create new ones.
- Business generated centers for smaller office areas.
- Adopt new "estate residential" classification.
- UDOT property, identify as a special planning area for a business park.
- Include in Chapter 3 more action statements. [20:28:08](#) Mr. McGrath has identified about 15 areas where input is solicited from the Planning Commission in terms of specific recommendations on the plan. He asked if they would like to just undertake this on their own or facilitate a field trip to view the areas. The Commissioners requested that a field trip be set up, which staff will do for the October 26, 2004 work session, starting at 4:00 p.m. to meet in front of City Hall to board a van to make this tour. Staff will provide the Commission with agenda maps ahead of time on exact locations to be visited.
- Mr. McGrath said as soon as the General Plan is adopted, the Planning Commission and Staff will start working on specialized small area plans. [20:29:41](#) Commissioner Hallstrom suggested that the first area ought to be where the I-215 exchange is on Redwood Road.
- In answer to Commissioners questions on the public hearing process for the General Plan, Mr. McGrath advised that the Planning Commission has already satisfied that requirement by holding two public hearings on the plan. [20:37:12](#) He also said that there has been very little public input so far, a fact that does not make sense due to how important this document is to the City. [20:39:11](#) Commissioners felt it was important that the document be easily available to the public and suggested posting it on the internet and be more conscious about getting the word out to citizens on planning matters in the future. They suggested publishing the meeting dates in the local newspapers, along with an article about what the Planning Commission does.

2. **General Plan Update** – Chapter 5 (Economic Development). Presentation made by Don Adams.

Don Adams addressed this chapter saying [18:41:20](#) that he feels it outlines how economic development should progress. Ranking towards the top of that progression is consistent job growth possibilities. [18:42:25](#). Taylorsville does not have a lot of manufacturing space and at this point is not being as competitive as our surrounding communities. The City can attract certain businesses but essentially needs to be more aggressive. Commissioner's comments on this chapter include:

- That the content, by nature, is very dry and needs a bold statement that is a little less technical. [18:45:41](#)
- That the UDOT property is potentially a great resource that ought to be capitalized upon along with upgrading our commercial centers to attract new tenants.
- Commissioners suggested that the key points be listed at the front of this chapter and followed with the documentation and facts. [18:45:41](#)
- Commissioners are very concerned that Taylorsville is not keeping up with other cities relative to the tax base. [18:49:29](#) Mr. Adam's comments were that if Taylorsville stays on course, it would be fine, however, cannot afford to lose anymore tenants. The City is not paying attention to what is going on around it. Specifically Taylor's Landing near the I-215 off ramp on 4700 South, needs to have a big box tenant go in there. [18:51:55](#)
- Suggestion was made to concentrate on short term events to attract clientele such as car and antique shows, etc. [18:52:30](#)
- Comments were positive about the nature of the action statements and about the need to focus on interaction more with the Community College and the suggestion was made to include "Taylorsville" in the school's name.
- Mr. Adams felt that the City needs to help the retailers make a profit earlier in the day, i.e., lunch time crowds by encouraging high quality tenants to settle in the vicinity of the office park located on 2700 West near 4700 South. [19:04:05](#)
- Mr. Adams commented that certain tenants will only locate next to certain retailers, for instance, there are no fine dining type restaurants that will locate next to a Wal-Mart. The City needs to attract event venues such as movie theaters and nice restaurants, to service our citizens within our own community. [19:05:27](#)
- Commissioners felt that the work in progress on the Redwood Road Corridor will have a very positive impact on attracting suitable tenants back to our City. [19:08:13](#)
- It was suggested that the City work on straightening out the borders with surrounding cities by working with Planning Commissions from those cities.
- It was felt that a marketing survey overseen by the Economic Development Committee may be helpful to see why people are shopping outside of Taylorsville.
- Concentrate on the effort to establish a post office in Taylorsville.
- Look at creation of a very nice business park, with multi-story buildings on the UDOT property. [19:17:11](#)

3. **General Plan Update.** Discussion – Community Development Staff and Planning Commission.

Short general discussion. No motion made

MINUTES:

MOTION: By motion of [Commissioner Hallstrom](#), the Minutes for July 27, 2004 were approved as presented. [20:48:45](#) (A sound recording was made of these minutes and is available for review upon request).

SECOND: [Commissioner Barbour](#).

VOTE: All Commissioners present voted in favor. Motion passes unanimously.

ADJOURNMENT: By motion of **Commissioner Hallstrom**, the meeting was adjourned at [20:53:26](#).

Respectfully submitted by:

Jean Gallegos, Secretary/Recorder
Planning Commission

Approved in meeting held on December 14, 2004.